



Planning Commission

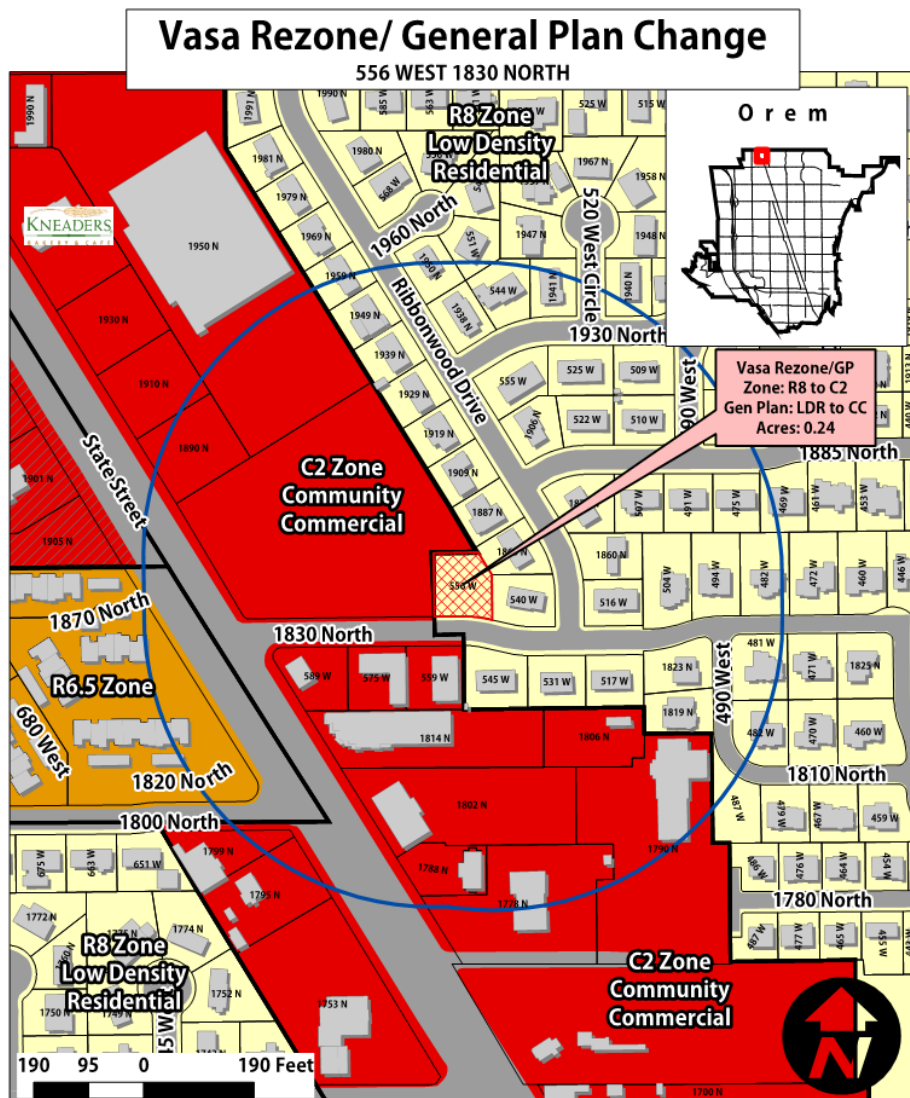
February 4, 2015

Item #: 4.1

PUBLIC HEARING – Amending the General Plan by changing the land use designation from Low Density Residential (LDR) to Community Commercial (CC) and amending Article 22-5-3(A) of the Orem City Code and the zoning map of Orem City by changing the zone from R8 to C2 on approximately 0.25 acres located generally at 556 West 1830 North.

Applicant: Kevin Hawkins

Rezone Map



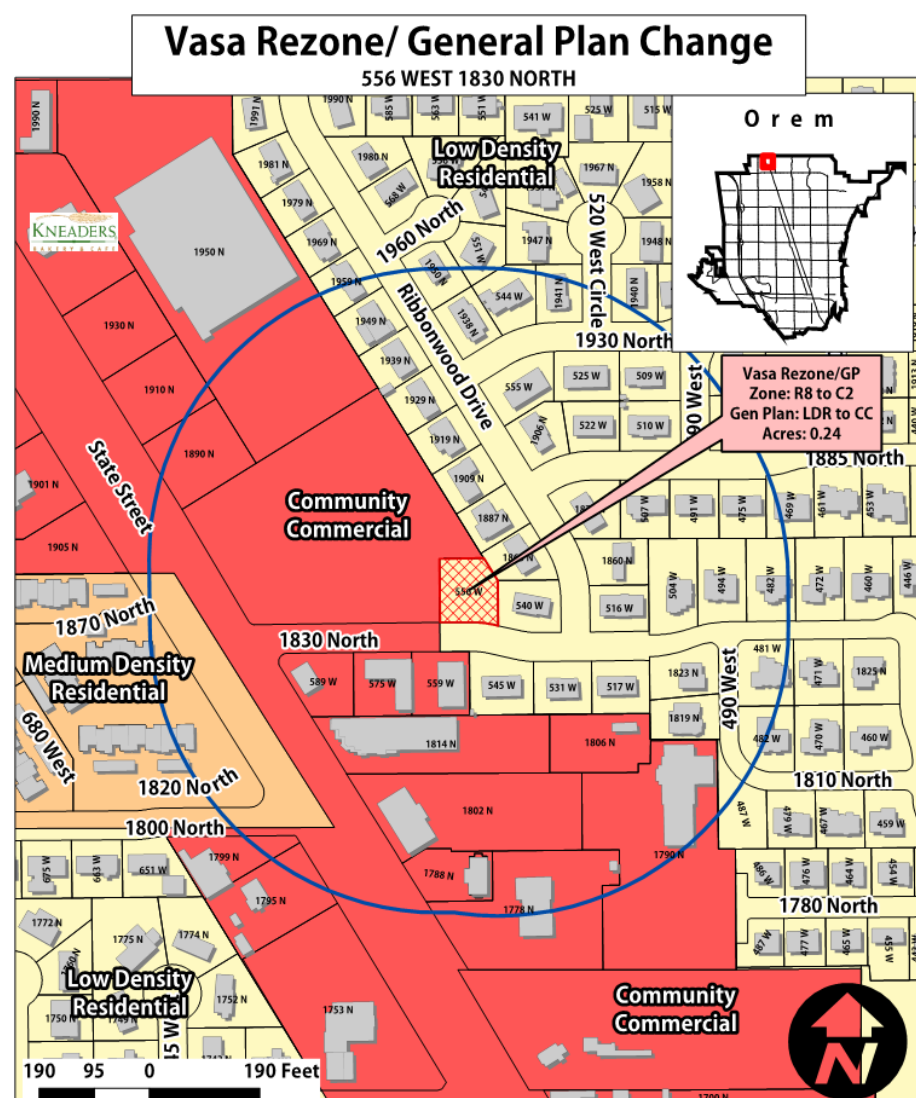
◆ **Vasa Rezone/ GP Change:**
R8 to C2; LDR to CC; 0.24 Acres

NIA CONTACT:
Northridge
Neighborhood

Legend

- Notification Boundary
- Vasa Rezone
- Buildings
- Parcels

General Plan Map



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Vasa Rezone/GP Background

1. Property currently designated as Low Density Residential which provides for the R8 zone
2. The R8 zone does not allow for any commercial use of the property
3. The applicant, Vasa Fitness, generally likes to have more than the required amount of parking for their business
4. GP and rezone will allow property to be used as additional parking for building
5. Strip of asphalt will need to be connected between Kneaders and proposed Vasa site for adequate access
6. Rezone to PD for high density residential was denied by the City Council in 2012



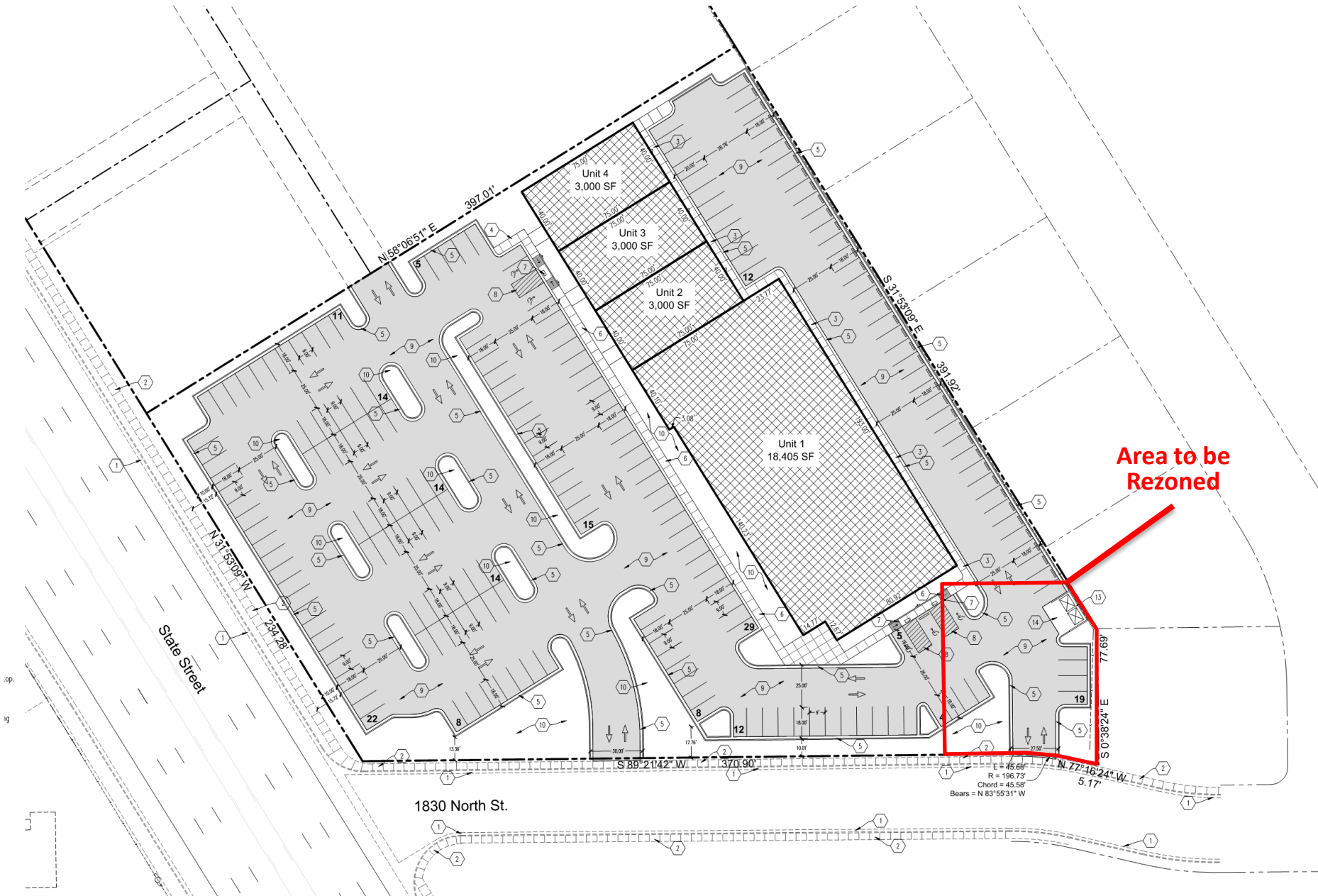
Aerial View



Site Photos



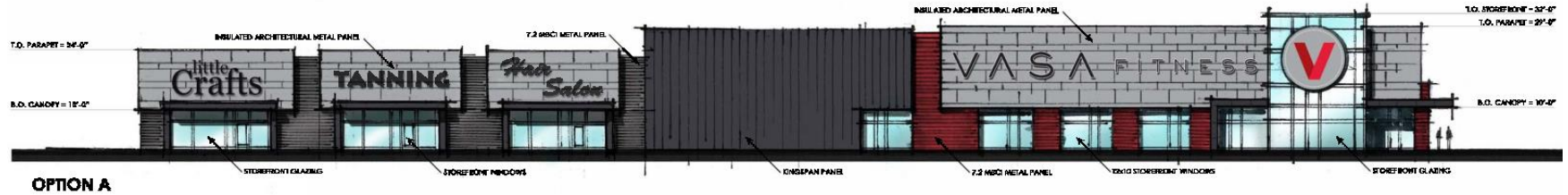
Vasa Fitness Proposed Site Plan



VASA FITNESS



Proposed Building Elevations



32'

